

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- February 15, 1967

Appeal No. 9110      Bernard Koteen et ux, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Arthur B. Hatton not voting, the following Order was entered at the meeting of the Board on February 15, 1967.

EFFECTIVE DATE OF ORDER - July 21, 1967

ORDERED:

That the appeal for variance from the side yard requirements of the R-1-A District to permit a front addition for enlargement of study and garage at 2604 Tilden Place, NW., Parcel 57/106, near square 2238, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-1-A District.
- (2) The property has a triangular shape with the apex of the triangle situated on a circle, which is Tilden Place.
- (3) The Tilden Place frontage is 31 feet and the eastern lot line is 190.05 feet, the western lot line is 112.30 feet and the southern lot line is 180.19 feet. The lot contains an area of 12,132 square feet.
- (4) The property is presently improved with a single story detached dwelling.
- (5) Appellant proposes to make an addition to front of the existing house and an extension to the garage which will make the garage sufficient to house two automobiles.
- (6) The property does not now have a conforming side yard under the present Zoning Regulations.
- (7) There was opposition to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that the appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations, that refusal to grant the relief requested will prevent a reasonable use of the property as zoned, and that the granting of this appeal will not adversely affect the use of neighboring property nor impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.